

MINUTES

CITY OF WOOSTER BOARD OF BUILDING & ZONING APPEALS

October 15, 2020

I. MEETING CALLED TO ORDER AND ROLL CALL

Stewart Fitz Gibbon, Chairman of the Board of Building and Zoning Appeals, called the meeting to order. Board members Stewart Fitz Gibbon, Ben Gunn, Doug MacMillan, Gregg McIlvaine, Mark Reynolds, and Ken Suchan were present at the meeting. Brad Gowins joined the meeting, as noted in the following. Andrew Dutton, Planning and Zoning Manager, was present representing the City of Wooster.

II. PUBLIC HEARINGS

Application #BZA-20-27.

Justin Starlin requested an Area Variance from Planning and Zoning Code Section 1115.03(a) to allow a building within the front yard building setback and Section 1119.03 to allow a building to deviate from exterior design requirements at 505 West Larwill Street (Parcel ID #64-02684.000) in the R-T (Traditional Residential) zoning district.

Justin Starlin, 4149 Congress Road, stated that the proposal was for a home at the former Larwill Trailer Park located in the 500 block of West Larwill Street. Mr. Starlin explained that the group wanted to redevelop the property. He continued that development would have single-family residential homes throughout the four acre site, which had about two and a half developable acres.

Mr. Starlin continued that the proposed home was on a parcel fronting on West Larwill Street. Mr. Starlin explained that the home did not meet all of the R-T District design standards. Mr. Starlin stated that the development group planned to construct multiple homes on the site and construct a public street.

Stewart Fitz Gibbon asked how many homes would be developed on the property. Mr. Starlin stated that the group was looking to construct 7 to 11 homes on the site. Mr. Starlin noted that the homes would roughly be constructed along the existing sewer easement. He further stated that the design of future single-family homes would be similar to the proposed home.

Mr. Suchan asked how much the 1,400 sq. ft. home would be sold for. Mr. Starlin responded that the home would sell for approximately 150,000 to 155,000 dollars. Mr. Starlin explained that if the home was located in line with other existing homes, it would be a traditional two-story home. He further noted that if the market was not responsive to the development, the property could be left natural.

Fitz Gibbon asked if anyone from the public would like to address the Board regarding the application. No one from the public was present to comment on the application and Mr. Fitz Gibbon closed the public hearing.

Brad Gowins joined the meeting.

Mark Reynolds moved to adjourn to Executive Session. Ken Suchan seconded the motion. The motion passes unanimously, 7-0.

Gregg McIlvaine moved to come out of Executive Session. Ken Suchan seconded the motion. The motion passed unanimously, 7-0.

Ken Suchan made a motion to approve application BZA-20-27, as presented. Gregg McIlvaine seconded the motion.

Ken Suchan voted yes and stated that the home was setback the average of the two properties to the west. He stated that, though the property was zoned R-T, the site had been a nonconforming trailer park for years. Mr. Suchan continued that the site did not have the typical R-T development pattern with small lots and setbacks. He also noted that the proposed home was average for current new construction.

Gregg McIlvaine voted yes and stated the property had a unique history and had challenges with steep slopes and floodplain. He stated the application was a sincere attempt to make the best use of the property.

Doug MacMillan voted yes for reasons cited by the Board.

Benn Gunn voted yes and stated that the neighborhood did not have a set look between one-story and two-story homes, and the lot was unique.

Mark Reynolds voted yes and stated that the home would be an improvement to the neighborhood.

Brad Gowins voted yes and stated that the property was unique within the R-T.

Stewart Fitz Gibbon voted yes for reasons cited by the Board.

The motion passed unanimously, 7-0.

III. ADJOURNMENT

Ben Gunn made a motion to adjourn. Gregg McIlvaine seconded the motion. The motion passed unanimously, 7-0.

Stewart Fitz Gibbon, Board of Building and Zoning Appeals Chairman

Carla Jessie, Administrative Assistant